

FIRE DEPARTMENT CONDITIONS (Residential/Subdivision)

SPECIFIC CONDITIONS FOR THIS PROJECT

- A. Plans shall be submitted to the fire department for approval prior to any work on the project.
- B. All applicable fire department fees and permits are to be paid in full as a condition of approval.
- C. When a project is located within a Very High Fire Hazard Severity Zone or Wildland Urban Interface area within the City of Auburn, a comprehensive Fire and Vegetation Management Plan is to be developed and submitted to the Fire Department for review and approval along with the improvement plans for the subdivision. Work required by the Fire and Vegetation Management Plan is to be completed by the developer prior to final acceptance of the subdivision.

ACCESS TO STRUCTURES

- 1. Roadways and driveways shall extend to a point where of all portions of the exterior walls of the first story of the structure can be accessed within 150 feet.
- 2. Fire access roads and driveways shall be designed to provide an all weather driving surface. The access road or driveway shall be constructed to the following requirements subject to the approval of the Public Works Department:
 - a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.
 - b. Private roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes providing two-way traffic flow with no parking serving no more than three (3) single family residences.
 - c. Driveways shall provide a minimum 12-foot traffic lane to a single parcel and to no more than two (2) single family residences.
 - d. At least 15 ft. of vertical clearance shall be provided over the width of the roads, driveways, and other means of vehicular access.
 - e. Flammable vegetation shall be removed for a distance of ten (10) feet on each side of a road or driveway.
 - f. A turnaround shall be provided at all building sites with roadways and driveways that exceed 150 feet in length and shall be within 50 feet of the building.
 - g. Driveways exceeding 150 feet in length, but not more than 300 feet in length, shall provide a turnout at the 150 foot midpoint. For driveways exceeding 300 feet in length, a turnout shall be provided at midpoint and or no greater than 300-foot intervals apart.

PARKING/FIRE LANES

3. Parking is not permitted on roadways when the road is 20' wide or less.
4. "No Parking" signs or other designation indicating that "parking is prohibited" shall be provided at all normal and emergency access points in and around structures.
5. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Fire Department and the Director of Public Works. Access shall be continuously maintained during the building construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Department. The Fire Department may cause the removal of obstructions at the owner's expense.

SIGNS AND ADDRESSES

6. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance that exceeds 150 feet in length and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.
7. Size of letters, numbers and symbols for addresses shall be a minimum 3-inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign. All residential dwellings shall comply with the standards of the Personal Security Ordinance of the Auburn Municipal Code, including house numbering. If there is a conflict between the requirements, the more restrictive shall apply.

WATER SUPPLY

8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the City of Auburn. When any portion of the facility or building being protected is in excess of 500 feet (500') from a water supply on a public street (as measured by an approved route around the exterior of the facility or building) the property shall provide on-site fire hydrants and mains capable of supplying the required fire flow.
9. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
10. Water flow information shall be verified through Placer County Water Agency. (PCWA)
11. Water supply mains for fire protection systems shall be installed in accordance with the requirements of the Placer County Water Agency and the current NFPA Standard 24.

FIRE FLOW REQUIREMENTS

12. The minimum fire flow requirements shall comply with the Uniform Fire Code.

FIRE HYDRANTS

13. The provision of Fire Hydrants shall comply with the following standards:
 - a. Fire Details for “Water Supply and Fire Hydrants” shall be provided with the improvement plans and shall be completed prior to acceptance of the subdivision improvements by the City.
 - b. Hydrant spacing shall be 300 feet (300’) on roadways.
 - c. When hydrants are required, minimum driveway/road widths shall be 26 feet (26’) for a linear distance of 25 feet on both sides of the hydrant.
 - d. All hydrants shall be equipped with a shut-off valve (gate) within 25 feet (25’) of the hydrant.
 - e. Hydrant shall be clearly identified with a blue reflective marker located 6 to 8 (6” to 8”) inches from center of street toward hydrant.
 - f. Hydrant shall have a minimum of one 4-1/2 inch discharge port and two 2-1/2 inch discharge ports. Each discharge port shall face traffic lane unless otherwise specified.
 - g. The center of the 4-1/2 inch discharge port shall not be lower than 18 inches or higher than 30 inches above final grade.
 - h. A concrete splash pad is required and shall be 3 feet by 3 feet square.
 - i. Curbs in front of hydrant shall be painted red 7 feet 6 inches each side from center of hydrant.

REQUIREMENTS FOR BUILDINGS AND STRUCTURES

14. Prior to issuance of building permits for any structure or building, the Fire Department shall review the proposed plans for compliance with applicable Fire Codes and requirements for this subdivision. A scale drawing of the site’s surrounding area showing streets, access points, water supply sources, and other items of fire suppression interest shall be submitted to the Fire Department.
15. Landscaping or other obstructions shall not be placed around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
16. The location of structures and access to each structure shall be approved by the Fire Department before permits for construction are issued.
17. Automatic fire extinguishing systems shall be required when the occupancy has over 3600 square feet of total livable floor area and the fire flow as required by the Uniform Fire Code cannot be met. Approved automatic sprinkler systems shall be required as set forth in NFPA 13, NFPA 13D, or NFPA 13R, as applicable.
18. An approved single station smoke detector(s) or an approved automatic detection system shall be installed in each dwelling unit in accordance with the Building Code.

VEGETATION MANAGEMENT PLAN

19. A vegetation management plan shall be submitted for review and approval by the Fire Department along with the improvement plans for any subdivision; four (4) or more dwelling units. This plan shall describe all actions that will be taken to prevent a fire from being carried toward or away from any building. The vegetation management plan shall include:
- a. A copy of the site plan, showing the location of the proposed building(s).
 - b. Any and all fuel modifications that may include: the removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the pruning of live trees.
 - c. A maintenance component shall be included in the plan indicating the responsible party(s) and actions required to maintain any and all fuel modifications.

DEFENSIBLE SPACE

20. Defensible space fuel modification.
- This is an area where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing fire and to create an area for fire suppression operations to occur.
- Defensible space is required around all structures for any project.
- Defensible space can be accomplished by:
- 1.) The removal of non-fire resistive vegetation and or;
 - 2.) The application of ornamental fire resistive ground covers or vegetation.
- Defensible Space requirements for projects include:
- a. Defensible space shall be provided from any building for a distance of 100' to 200' or up to the property line when less than 200'. Distance shall be measured along the grade from the perimeter or projection of the building. Distance may be determined by a number of factors that may include; slope, topography, fuel types, and exposure to the wild land.
 - b. Ornamental vegetative fuels or cultivated ground covers shall be permitted within the designated defensible space area provided that they do not provide for a means of readily transmitting fire from the growth to any structure.
 - c. Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees and the crowns of fuel is not less than 10'. Deadwood and litter shall be regularly removed from trees.
 - d. Tree crowns extending to within 10' of any structure shall be pruned to maintain a minimum horizontal clearance of 10'. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6' above the ground surface.
 - e. Any portion of tree crowns which extend to within 10' of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10'.

21. Any person who owns, leases, controls, operates, or maintains any dwelling or structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or any land that is covered with flammable material, which area or land is within the City of Auburn shall at all times do all of the following:

Trees. Remove that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.

Dead or Dying Wood. Maintain any tree adjacent to or overhanging any building free of dead or dying wood.

Vegetative Growth. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.

Chimney and Stovepipe. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

Chimneys serving fireplaces or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester. Spark arresters constructed of woven or welded wire screening of 12 USA standard gauge wire shall have openings not exceeding ½ inch.

Disposal of Flammable Vegetation and Fuels. Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels produced through fuel modification practices shall be performed.

Process:

Prior to issuance of building permits for any residential structure or building, the fire department shall review the proposed plans for compliance with applicable conditions and requirements for the project. Plans submitted are to indicate defensible space areas and what application will be used to create the defensible space. The fire department shall issue approval through the City of Auburn permit process prior to any construction. The fire department shall conduct any such required inspections prior to issuance of final occupancy for any permitted project. In addition, within allowable code enforcement, the fire department will have the ability to inspect for compliance of such defensibility requirements and enforce mitigation measures to ensure compliance at any time.

SPARK ARRESTERS

22. Chimneys serving fireplaces or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester. Spark arresters constructed of woven or welded wire screening of 12 USA standard gauge wire shall have openings not exceeding ½ inch.

FIRE PROTECTION DURING CONSTRUCTION

23. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
24. The fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased construction is planned, coordinated installation of the fire protection water system is permitted.
25. Trash and debris shall be removed from the construction site as often as necessary to maintain a firesafe construction site.
26. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects).
27. At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a travel distance of 75 ft. or less to any point of a structure under construction. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.

BUILDING REQUIREMENTS IN THE VERY HIGH FIRE SEVERITY ZONE OR WILDLAND URBAN INTERFACE

28. Buildings and structures hereafter constructed or relocated into Fire Hazard Severity Zones shall in addition to the requirements of the California Building Code and any other local ordinances, meet the following construction requirements:

Roofing.

- (1) Roofs shall comply with the Auburn Municipal Code.
 - (a) Re-roof standards shall be in accordance with adopted City Ordinance.
- (2) Roof gutters shall be provided with the means to prevent accumulation of leaves and debris in the gutters or, shall be maintained free and clear of leaves and debris in the gutter at all times.

Attic Ventilation.

- (1) Roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, and shall be protected by corrosion resistant, noncombustible wire mesh with ¼-inch openings or its equivalent.
- (2) Vents shall not be installed in eaves or cornices.
 - (a) EXCEPTION. Eave and cornice vents may be used provided they resist the intrusion of flame and embers into the attic area of the structure.

- (3) Eaves and soffits shall be protected by ignition resistant materials or noncombustible construction on the underexposed side. Fascias are required at the end of rafter tails with 2-inch (50.8 mm) nominal dimension lumber to create a “boxed” effect for eaves. Gutters shall not serve as the required fascias.

Exterior Walls.

- (1) Exterior walls shall be approved noncombustible or ignition resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flame and ember.
- (2) Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal dimension blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
- (3) Exterior wall vents, unless otherwise prohibited by other code provisions, shall resist the intrusion of flame and embers into the structure and vents shall be screened with a corrosion resistant, noncombustible wire mesh with ¼-inch openings or its equivalent.
- (4) Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes.
- (5) Exterior door assemblies shall be of approved noncombustible construction, or solid core wood having a fire resistance rating of not less than 20 minutes.
 - (a) EXCEPTION. Noncombustible and treated exterior wood doors used for vehicle access do not need to comply with this requirement.

Decking and Under floor Protection.

- (1) Decking, stairs, landings, porches, and balconies within 10 feet of any primary structure, shall comply with one of the following:
 - (a) Be constructed of ignition resistant materials.
 - (b) Be constructed with heavy timber, exterior fire retardant treated wood or approved noncombustible materials.
 - (c) Shall pass the performance requirements as set forth by the Office of the State Fire Marshal, California Building Code, Chapter 7A, Section 704A.4.1.1, sub-section 3., a & b.
- (2) Buildings or structures shall have all under floor areas enclosed to the ground with exterior walls in accordance with the exterior wall requirements.
 - (a) EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior ignition resistant material construction or be heavy timber of not less than one-hour-rated fire-resistive materials.

- (3) When the structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface, the area below the structure shall have all under floor areas enclosed to the ground with exterior walls in accordance with the exterior wall requirements.
 - (a) EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior ignition resistant material in accordance with the exterior wall requirements.

Accessory Buildings and Structures.

- (1) Detached accessory buildings and structures located less than 50 feet from any building used as residential, commercial, recreational, industrial, or educational purposes shall have exterior walls constructed with materials approved noncombustible or ignition resistant material, or shall provide protection from the intrusion of flame and ember.
 - (a) Detached accessory buildings and structures more than 50 feet from any building used as residential, commercial, recreational, industrial, or educational purposes may be constructed of combustible materials provided that 100 feet or more of defensible space is provided and maintained around all structures.